

IN RE: PETITION FOR VARIANCE

SE/S of Greencove Circle distance
of 177' N centerline of Cove Point Road
15th Election District
7th Councilmanic District
(4600 Greencove Circle)

Beachwood I Limited Partnership
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-400-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Beachwood I Limited Partnership. The variance request involves property located at 4600 Greencove Circle, situated in the Dundalk area of Baltimore County. The variance request is from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a community swimming pool with a front yard setback of 22 ft. and a wading pool with a front yard setback of 18 ft. and a 30 ft. front yard setback for a pool-house in lieu of the required 50 ft. setback. In addition, approval to amend the previously approved Final Development Plan of Beachwood Estates showing these 30 ft. front yard setbacks is also requested.

Appearing at the hearing on behalf of the variance request were Joe Maranto and Donald Stephen, representatives of Beachwood I Limited Partnership. Michael P. Tanczyn, attorney at law, appeared representing the Petitioners. Appearing in opposition to the Petitioners' request were Mr. and Mrs. Raymond Kollner, nearby property owners. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, is an area of homeowners' open space consisting of 0.5954 acres, more or less, zoned D.R.3.5. The subject property has been set aside by this Developer for the purpose of

ORDER RECORDED FOR FILING
Date 5/2/02
By R. J. [Signature]

constructing a community swimming pool thereon. The community pool is located within the subdivision known as "Beachwood Estates", which is located in the Dundalk area of Baltimore County, adjacent to the waters of the Back River. The subject community will contain approximately 328 single-family homes once it is fully built-out. The pool has always been shown on all of the development plans submitted for approval to Baltimore County to be situated at this location. However, the Developer wishes to construct a larger pool than what was originally anticipated. Furthermore, the topography of the land upon which the pool is proposed to be located is somewhat different than what was originally anticipated, thereby causing the main pool, the wading pool and the pool-house to be situated closer to the street right-of-way of Greencove Circle than what is permitted by appropriate setbacks. In order to proceed with the installation of this community swimming pool and pool-house in the fashion depicted on Petitioners' Exhibit No. 2, the site plan submitted into evidence, the variance request is necessary.

Appearing in opposition to the Petitioners' variance request were Mr. and Mrs. Raymond Kollner. Mr. Kollner resides across the street from the subject swimming pool. He does not oppose the installation of the swimming pool and believes it to be a nice amenity for the many homes that will exist in his community. However, he does oppose moving the swimming pool closer to Greencove Circle, which in essence causes it to be located closer to his own home. He believes that the amount of area proposed for screening and landscaping will not be sufficient enough to help to minimize the noise and visibility of the swimming pool and the children utilizing same. He, therefore, asks that the distances as specified within the Baltimore County Zoning Regulations be maintained and that the variance be denied.

After considering the testimony and evidence offered, both in support and in opposition to the Petitioners' request, I find that the variances should be granted to allow the larger

ORIGINAL TO FILE
5/2/02
R. J. J. J.

swimming pool to be installed on the property in the location depicted on the site plan submitted into evidence. By doing so, the community will enjoy a larger swimming pool for the many residents who live in this subdivision. Furthermore, and more importantly, the swimming pool will be constructed on grade with the existing sidewalk. This will allow any resident who may have a physical disability to be able to access the swimming pool and other amenities of this facility without having to negotiate any steps or large changes in grade. The pool as proposed will be entirely handicap accessible and will comply to the extent possible with ADA requirements.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel.

2025 APR 11 AM 10:05 PM
5/2/02
R. J. J. J.

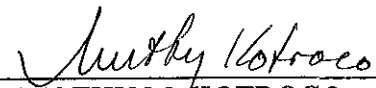
In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this 2nd day of May, 2002, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B01.2.C.1.a of the B.C.Z.R., to permit a community swimming pool with a front yard setback of 22 ft. and a wading pool with a front yard setback of 18 ft. and a 30 ft. front yard setback for a pool-house in lieu of the required 50 ft. setback, and approval to amend the previously approved Final Development Plan of Beachwood Estates showing these 30 ft. front yard setbacks, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners shall be required to submit a landscape plan to Avery Harden, Landscape Architect for Baltimore County, for his review and approval. Mr. Harden shall take into account necessary screening and landscaping to buffer this particular swimming pool facility from surrounding residents.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 2, 2002

Michael P. Tanczyn, Esquire
Law Offices of Michael P. Tanczyn, P.A.
606 Baltimore Avenue
Towson, Maryland 21204

Re: Petition for Variance
Case No. 02-400-A
Property: 4600 Greencove Circle

Dear Mr. Tanczyn:

Enclosed please find the decision rendered in the above-captioned case. The petition for variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Copies to:

Joseph Maranto
2401 York Rd
Timonium MD 21093

Donald Stephen
4603 Compass Pt Rd
Belcamp MD 21017

Mr & Mrs Raymond A Kollner
4553 Greencove Cir
Baltimore MD 21219



CRITICAL Flood Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4600 GREENCOVE CIRCLE

which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B 01.2.C.1.2 BCZR

To permit a community pool with a front yard setback of 22' and an 18' front yard setback for a wading pool and a 30' front yard setback for a pool house in lieu of the required 50' front yard setback, respectively & to amend the previously approved FDP of Beachwood Estates showing 30' front yard setbacks, of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

SEE ATTACHED

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

MICHAEL P. TANCZYN, ESQUIRE

Name - Type or Print

Signature

LAW OFFICES MICHAEL P. TANCZYN, P.A.

Company

606 BALTIMORE AVENUE

410-296-8823

Address

Telephone No.

TOWSON

MARYLAND

21204

City

State

Zip Code

Legal Owner(s):

BEACHWOOD I LIMITED PARTNERSHIP

Name - Type or Print

Signature

DONALD R. STEPHEN

Name - Type or Print

Signature

4603 COMPASS POINT RD 410-575-6764

Address

Telephone No

BELCAMP

MARYLAND

21017

City

State

Zip Code

Representative to be Contacted:

JOSEPH V. MARANTO

Name

2401 YORK ROAD

410-561-4901

Address

Telephone No.

TIMONIUM

MARYLAND

21093

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JRF Date 3/20/02

Case No. 02-400-A

REV 9/15/98

ORDER NO. 02-400-A

Date 3/20/02

By R. J. Johnson

PETITION for VARIANCE

RE: Beachwood Estates
PDM XV-594
15th Election District 7th Councilmanic District

The development of Beachwood Estates was approved for 366 single family homes and a pool recreation complex at a Development Plan Hearing before the Hearing Officer of Baltimore County on May 31, 1995. Due to unrelated matters, an amended order was issued on July 10, 1995 which reflects the original approved plan.

Since its original approval, the Final Development Plan (FDP) has been amended numerous times. The 6th Amended FDP was revised and approved to permit 328 single family homes and reaffirms the pool recreation complex.

Nearly 200 homes have been constructed as of this date. The developer has committed to construct the pool recreation complex following completion of the 200th home. The original and amended FDP depicts a very preliminary conceptual pool recreation complex without regard to actual design, layout, or guidelines for pool size mandated by State and County regulations. The pool is shown on the FDP to be located 30 feet outside of the right of way line of Greencove Circle. Although the required setback for the pool and buildings were not the discussion of a specific variance request at the time, it is our intent to bring this matter before the Hearing Officer to request a variance to 1B01.2.c.1.a of the BCZR and to amend the FDP to reflect the requested pool setback of 22' and the pool house setback of 30'.

Buddy's Pool Service, the contractor engaged for the construction of the pool, has designed the main pool 75' long by 35' wide, and a 14' by 14' wading pool for children. The pool house, a 30' by 32' facility, (mangers' office and bath facilities) has been designed by D.W. Taylor & Associates Inc. The building permit site plan incorporated these facilities into the plan dated January 28, 2002.

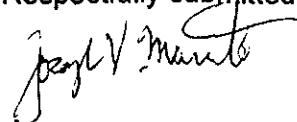
The building permit site plan shows the location of the main pool and pool house 30' outside of the right of way of Greencove Circle. Building permit # B474477 was issued in March 2002. A combination of factors has resulted in a hardship that dictates the main pool to be constructed 22' outside the right of way of Greencove Circle with the decking extending an additional 10'.

The conceptual pool as shown on the FDP has increased by nearly 50 % in size to safely accommodate the membership, the right of way along the entire frontage of the pool recreational complex increases an additional 10' to a width of 60' to permit parallel parking, the existing grades of the site do not allow the construction of a pool meeting required setbacks, and the rear of the site slopes severely to the south into a forest buffer and adjoining storm water management pond. Furthermore, in order to meet handicap accessible requirements, the pool has been located at an elevation roughly equivalent to the top of curb which will permit wheel chair access into and throughout the facility. Additional reasons to be submitted at the hearing.

The main pool and wading pool has been excavated, stone base and structural steel installed, internal plumbing completed, and is ready to be poured in place. This request will provide the necessary relief and final approval to construct the pool recreation complex in a suitable location, maximizing available space, providing handicap accessibility, and meeting an anticipated Memorial Day opening for the benefit of the residents of Beachwood Estates.

In conclusion, I have met with the adjoining neighbor and the resident located directly across the street. Both owners have indicated praise and support for the construction that has taken place to date. Additionally, they have indicated that they do not object to the location of the pool.

Respectfully submitted,



#400



ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS
P.O. Box 75246 • BALTIMORE, MD 21275-5246

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 4600 GREENCOVE CIRCLE

Beginning at a point on the southeast side of Greencove Circle which varies in width from 50' to 60' in width at a distance beginning 177' north of the intersection of the center line of the nearest improved intersection of Cove Point Road to a point 180' +/- south of the intersection of the center line of Cove Point Road containing +/- 357' of frontage along Greencove Circle, in the subdivision of Beachwood Estates, known as Phase 2 Section 2 of Beachwood Estates, as recorded in Baltimore County Plat Book # 72, Folio # 132 containing approximately 0.5954 acres, known as 4600 Greencove Circle and located in the 15th Election District, 7th Councilmanic District.



#400

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **11285**

DATE 3-20-02 ACCOUNT 001-006-6150

AMOUNT \$ 500.00

RECEIVED FROM: SIGNAL MORTGAGE CORP.

4600 GREENCOVE CIRCLE

FOR: 02 VARIANCE 040

ITEM# 400
TAKEN BY: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
3/20/2002 3/20/2002 09:38:36

REG W605 WALKIN RDOS LRB DRAWER

>> RECEIPT # 257634 3/20/2002 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 011285

Receipt Tot \$500.00

500.00 CK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No. **11285**

DATE **3-20-02**

ACCOUNT **001-006-6150**

AMOUNT \$ **500.00**

RECEIVED
FROM:

SIGNAL MORTGAGE CORP.

4600 GREENCOVE CIRCLE

ITEM# 400

FOR:

02 - VARIANCE 040

TAKEN BY - JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
3/20/2002 3/20/2002 09:38:36

REG #505 WALKIN RBOS LRB DRAMER 5

>> RECEIPT # 257634 3/20/2002 OFLN

Dept 5 529 ZONING VERIFICATION

CR NO. 011285

Recpt Tot \$500.00

500.00 CK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-400-A

4600 Greencove Circle

SE/S of Greencove Circle distance of 177' N centerline of Cove Point Road

15th Election District - 7th Councilmanic District

Legal Owner(s): Donald R. Stephen

Variance: to permit a community pool with a front yard setback of 22 feet and 18 feet front yard setback for a wading pool and a 30 foot front yard setback for a pool house in lieu of the required 50 feet front yard setback, respectively and to amend the previously approved final development plan of Beachwood Estates showing 30 feet front yard setbacks.

Hearing: Tuesday, April 30, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391

JT 4/7/02 April 16 C532478

CERTIFICATE OF PUBLICATION

4/18/2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/16/2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkins

LEGAL ADVERTISING

Jim

CERTIFICATE OF POSTING

RE Case No.: 02-400-A

Petitioner/Developer: BEACHWOOD BORROWING CORP.

Date of Hearing/Closing: 4/30/02

@ 10:00 AM

410-561-4905

JOE M.

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention, Ms Gwendolyn Stephens / GEORGE ZANNER

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #4600 GREEN COVE CIR.

The sign(s) were posted on 4/13/02
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 4/13/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-915-8571

(Telephone Number)

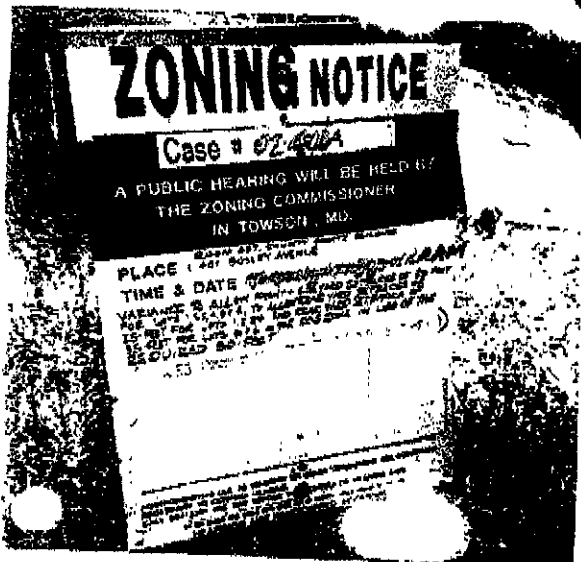
FAX- TO

~~JOE MURANTO~~

~~561-4905~~

887-3468

# of pages	1
From	C. O'KEEFE
To	BERRY, G. (OBIA)
Co.	CONWAY, (AM)
Phone #	410-461-1111
Fax #	410-466-0929
Dept.	
Fax #	887-3468



**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 400

Petitioner: BEACHWOOD I LIMITED PARTNERSHIP

Address or Location: 4600 GREENCOVE CIRCLE

PLEASE FORWARD ADVERTISING BILL TO:

Name: BEACHWOOD BORROWING CORP

Address: 2401 YORK RD

TIMONIUM MD 21093

Telephone Number: 410 561 4901

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 16, 2002 Issue – Jeffersonian

Please forward billing to:

Beachwood Borrowing Corp
Joseph V. Maranto
2401 York Road
Timonium MD 21093

410 561-4901

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-400-A

4600 Greencove Circle

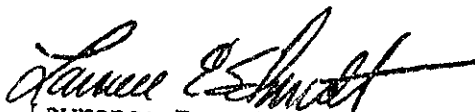
SE/S of Greencove Circle distance of 177' N centerline of Cove Point Road

15th Election District – 7th Councilmanic District

Legal Owner: Donald R. Stephen

Variance to permit a community pool with a front yard setback of 22 feet and 18 feet front yard setback for a wading pool and a 30 foot front yard setback for a pool house in lieu of the required 50 feet front yard setback, respectively and to amend the previously approved final development plan of Beachwood Estates showing 30 feet front yard setbacks.

HEARING: Tuesday, April 30, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDC
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 26, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-400-A
4600 Greencove Circle
SE/S of Greencove Circle distance of 177' N centerline of Cove Point Road
15th Election District – 7th Councilmanic District
Legal Owner: Donald R. Stephen

Variance to permit a community pool with a front yard setback of 22 feet and 18 feet front yard setback for a wading pool and a 30 foot front yard setback for a pool house in lieu of the required 50 feet front yard setback, respectively and to amend the previously approved final development plan of Beachwood Estates showing 30 feet front yard setbacks.

HEARING: Tuesday, April 30, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon *GDZ*
Director

C: Michael P Tanczyn Esquire, 606 Baltimore Avenue, Towson 21204
Donald R Stephen, Beachwood I Limited Partnership, 4603 Compass Point Rd,
Belcamp 21017
Joseph V Maranto, 2401 York Road, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, APRIL 15, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmilandacq@co.ba.md.us

April 26, 2002

Michael P Tanczyn Esquire
606 Baltimore Avenue
Towson MD 21204

Dear Mr. Tanczyn:

RE: Case Number: 02-400-A, 4600 Greencove Circle

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 20, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. G & L
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Beachwood I Limited Partnership, Donald R Stephen, 4603 Compass Point Rd,
Belcamp 21017
Joseph V Maranto, 2401 York Road, Timonium 21093
People's Counsel

Come visit the County's Website at www.co.ba.md.us





Baltimore County
Fire Department

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 25, 2002

Item No.: See Below

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

378, 381, 383, 386-389, 391-394, 396-400

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File
COUNTY REVIEW GROUP MEETING{PRIVATE }

County Review Group comments

Come visit the County's Website at www.co.ba.md.us



Jim
4/30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: April 2, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

APR 3 2002

SUBJECT: Zoning Advisory Petition(s): **Case(s) 02-394, 02-399, & 02-400**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Norm Lankau

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.26.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 400 JRF

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

1- Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
4600 Greencove Circle, SE/S Greencove Cir,
177' N of c/l Cove Point Rd
15th Election District, 7th Councilmanic

Legal Owner: Beachwood I L.P.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-400-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of March, 2002 a copy of the foregoing Entry of Appearance was mailed to Michael P. Tanczyn, Esq., 606 Baltimore Avenue, Suite 106, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

Beachwood Borrowing Corp

2401 York Road
Timonium, MD 21093-2220
TEL 410-561-4901
FAX 410-561-4905

3/22/02

WLC
↓

To: George
ok -

March 22, 2002

Baltimore County Department of Permits
and Development Management
Mr. Arnold Jablon, Director
111 W. Chesapeake Avenue
Towson, MD 21204

RE: Beachwood Estates
Case No. 02-400A

Dear Mr. Jablon:

The purpose of this correspondence is to request your assistance for an expedited hearing for a variance and an FDP amendment so that we may construct the pool recreational complex by Memorial Day for the benefit of the residents of Beachwood Estates.

The development of Beachwood Estates was approved by Hearing Officer's order on May 31, 1995 and has been amended numerous times. The most recent amendment was approved to permit 328 single family homes and reaffirms a pool recreation complex to include a pool, wading pool and a pool house.

Nearly 200 homes have been constructed as of this date. We have committed to construct the pool recreation complex following completion of the 200th home. The original and amended FDP depicts a very preliminary conceptual pool recreation complex without regard to actual design, layout, or guidelines for pool size mandated by State and County regulations nor does it take into account the topography of the land or environmentally sensitive areas.

The pool and pool house are shown on the FDP to be located 30 feet outside of the right of way line of Greencove Circle. Although the required setback for the pool and buildings were not the discussion of a specific variance request at the time, it is our intent to bring this matter before the Hearing Officer to request a variance to 1B01.2.c.1.a of the BCZR and to amend the FDP to reflect the requested front yard pool setback of 22', 18' for the small wading pool, and 30' for the pool house.

Buddy's Pool Service, the contractor engaged for the construction of the pool, has designed the main pool 75' long by 35' wide, and a 14' by 14' wading pool for children. The pool house, a 30' by 32' facility, (mangers' office and bath facilities) has been designed by D.W. Taylor & Associates Inc.

A combination of factors that will be discussed at the hearing, result in a hardship that dictates the main pool to be constructed 22' outside the right of way of Greencove Circle. Additionally, minor changes to the original plan probably warrant a hearing and full disclosure of the intended layout.

MAR 22 2002
02-0935

Mr. Arnold Jablon, Director
March 22, 2002
Page Two

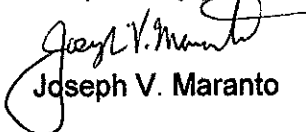
The conceptual pool as shown on the FDP has increased by nearly 50 % in size to safely accommodate the membership, the right of way along the entire frontage of the pool recreational complex increases an additional 10' to a width of 60' to permit parallel parking, the existing grades of the site do not allow the construction of a pool meeting required setbacks, and the rear of the site slopes severely to the south into a forest buffer and adjoining storm water management pond. Furthermore, in order to meet handicap accessible requirements, the pool has been located at an elevation roughly equivalent to the top of curb which will permit wheel chair access into and throughout the facility.

The main pool and wading pool have been excavated, stone base and structural steel installed, internal plumbing completed, and is ready to be poured in place. This request will validate the proposed plan by providing the necessary relief and final approval to construct the pool recreation complex in a suitable location, maximizing available space, providing handicap accessibility, and meeting an anticipated Memorial Day opening for the benefit of the residents of Beachwood Estates.

I have met with the adjoining neighbor and the resident located directly across the street. Both owners have indicated praise and support for the construction that has taken place to date. Additionally, they have indicated that they do not object to the location of the pool.

In closing, your assistance in compressing the required time frames for the public hearing would be greatly appreciated.

Respectfully yours,


Joseph V. Maranto

FAX MEMORANDUMDate: 5-3-02**CIGNAL**RE: BEACHWOOD ESTATESTo: TIMOTHY KOTROCCO

Co: _____

Phone: _____

Fax: _____

From: **JOSEPH V. MARANTO**
of:**2401 York Road
Timonium, MD 21093-2220**Phone: **410-561-4901 Ext. 19**Fax: **410-561-4905**☒
For your
files☐
Per our
discussion☐
For your
review and
comment☐
Per your
request☐
Reply
ASAP☐
Call upon
receipt of
this fax**COMMENTS:** CASE 02-406 A

BEACHWOOD ESTATES POOL

P.S. _____

Please notify sender of any problem with this transmittal.

Thank You

Mr. Raymond Kollner
4553 Greencove Circle
Baltimore, Maryland 21219

April 30, 2002

To Whom It May Concern:

Following the public hearing on the matter before the Zoning Commissioner of Baltimore County regarding a setback variance for the pool at Beachwood Estates, the developer has offered to install the sidewalk abutting the curb to maximize the green area between the pool and the road. It is my understanding that the developer has met with Baltimore County officials in the Department of Permits and Development Management, Development Design Review Division. Baltimore County staff have agreed to permit the sidewalk to be installed directly in back of the curb along the entire frontage of the pool site.

With this adjustment to the plan, I do not object to the granting of the variance being sought in this matter. Thank you for the opportunity to present my opinion in this case.

Respectfully yours,

Raymond A. Kollner

Mr. Ray Kollner

Case 02-400A

PLEASE PRINT LEGIBLY

[illegible]

Revised 4/17/00

Case Number 02-400-A

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]

Mr. Paul Polasky
Ms. Cindy Polasky
4552 Greencove Circle
Baltimore, MD 21219-2354

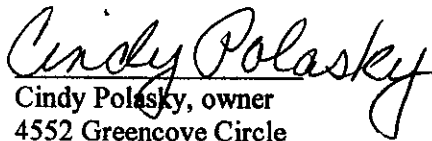
February 18, 2002

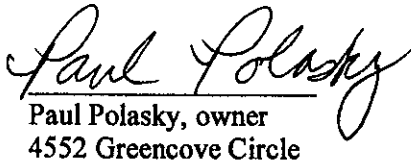
RE: Beachwood Estates community pool

To Whom It May Concern:

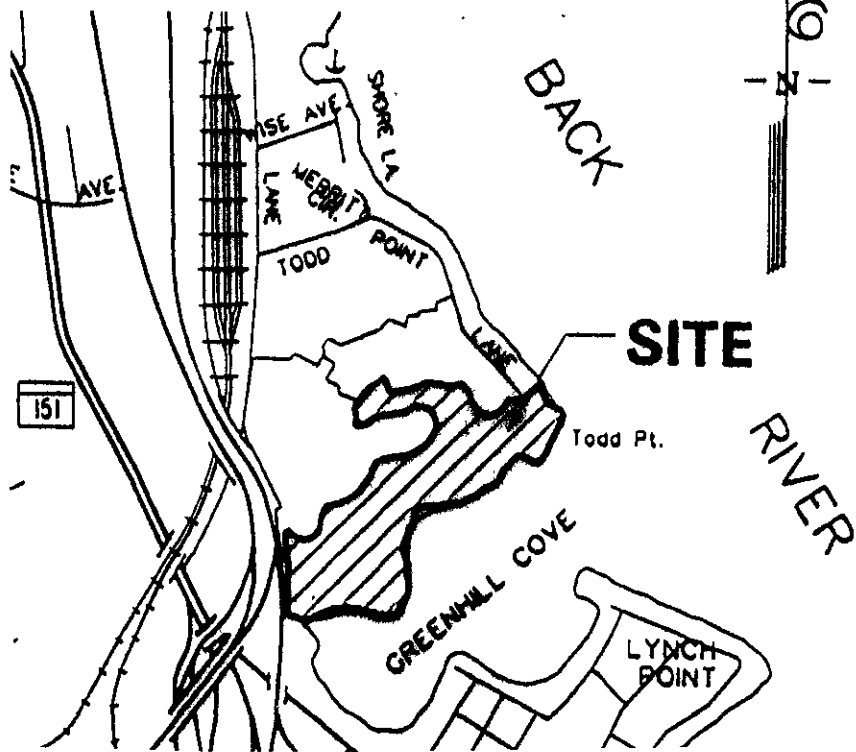
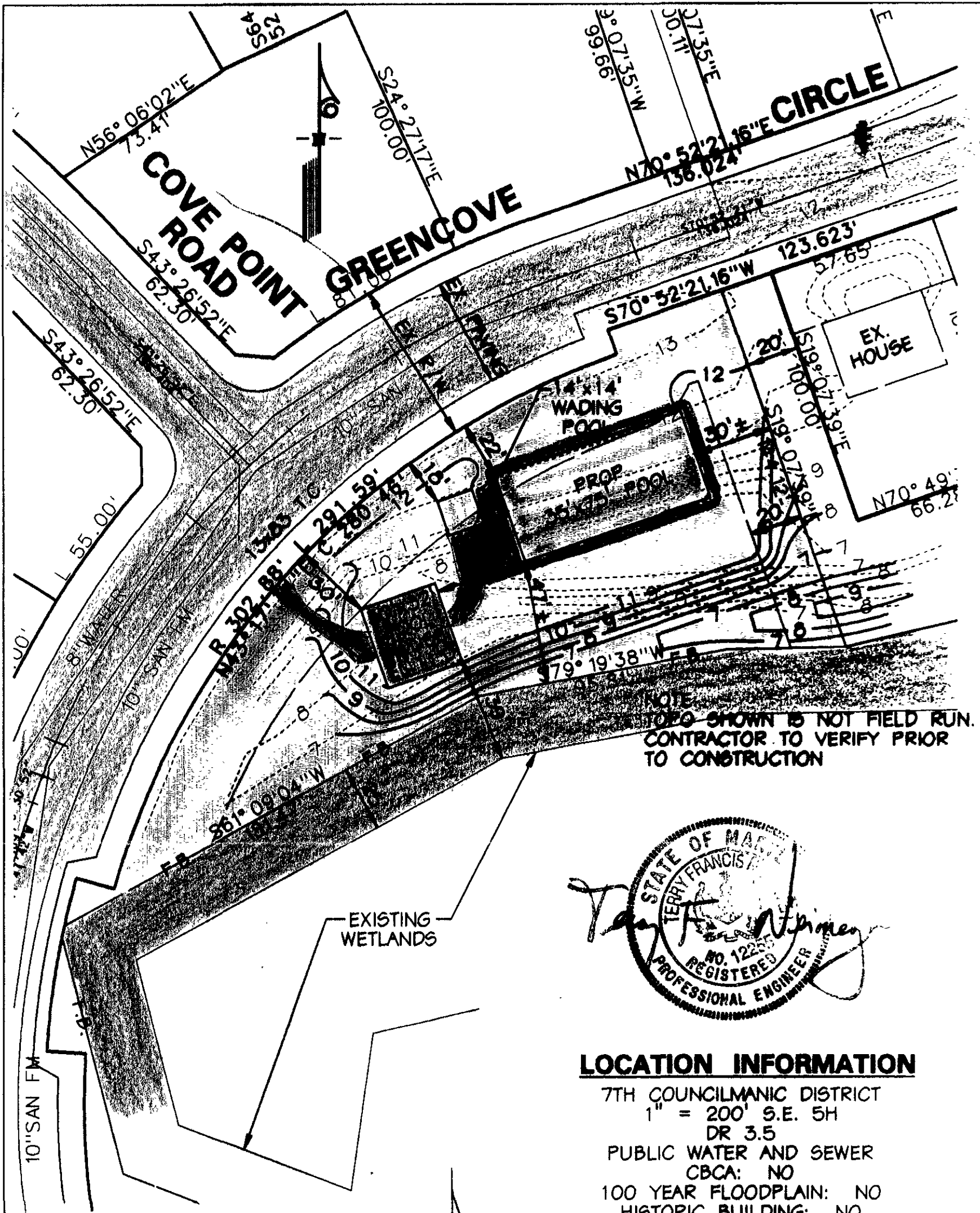
We are the current owners of lot number 588 in the development of Beachwood Estates. As you know, our property is immediately adjacent to the proposed community pool on Greencove Circle at the intersection of Cove Point Road. We have reviewed the building permit site plan for the proposed pool, wading pool, and pool house. Additionally, we met with the developer's representative on site to discuss the location, details, fencing, and landscaping related to the construction of the pool.

We do not object to the location of the community pool if it is constructed in accordance with the accompanying building permit site plan and the decking, fencing, and landscaping are substantially compliant with the plan.


Cindy Polasky, owner
4552 Greencove Circle


Paul Polasky, owner
4552 Greencove Circle

Post Ex
5



LOCATION INFORMATION

7TH COUNCILMANIC DISTRICT
 1" = 200' S.E. 5H
 DR 3.5
 PUBLIC WATER AND SEWER
 CBCA: NO
 100 YEAR FLOODPLAIN: NO
 HISTORIC BUILDING: NO
 4600 GREENCOVE CIRCLE
 BEACHWOOD ESTATES PHASE 2 SECTION 2
 HOA SECTION 2
 PROPERTY NO. 23-00-003177
 PLAT BOOK 72 FOLIO 132
 OWNER: BEACHWOOD I LIMITED PARTNERSHIP

PLAT TO ACCOMPANY PETITION FOR VARIANCE
 PROPOSED POOLS AND POOLHOUSE

BEACHWOOD ESTATES PHASE II, SECTION 2

ELECTION DISTRICT NO. 15 - BALTIMORE COUNTY, MD
 SCALE: 1" = 50' MARCH 22, 2002

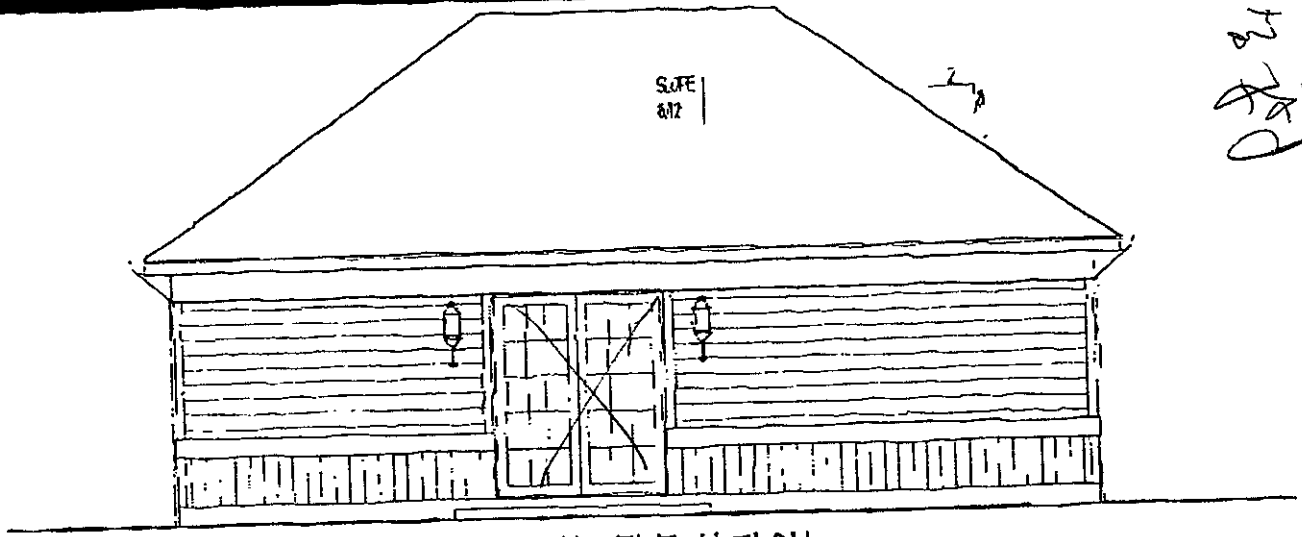


ENGINEERS AND PLANNERS
 10 NORTH PARK
 HUNT VALLEY, MARYLAND 21030
 (410) 316-7800

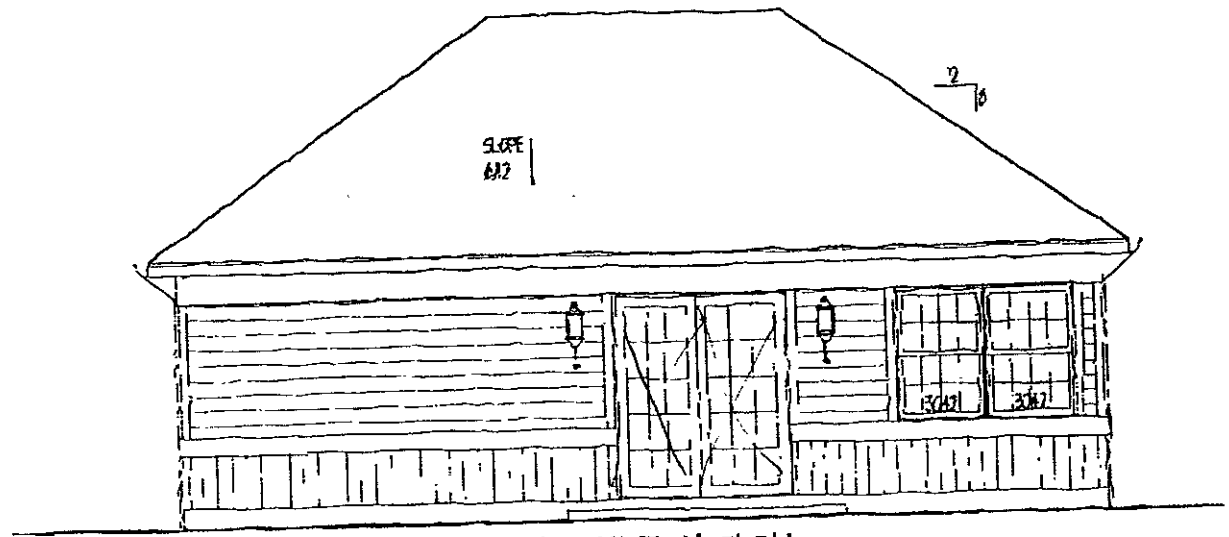
VICINITY MAP SCALE: 1" = 2000'

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m=6-6165 \ POOLSTE.dgn



FRONT ELEVATION

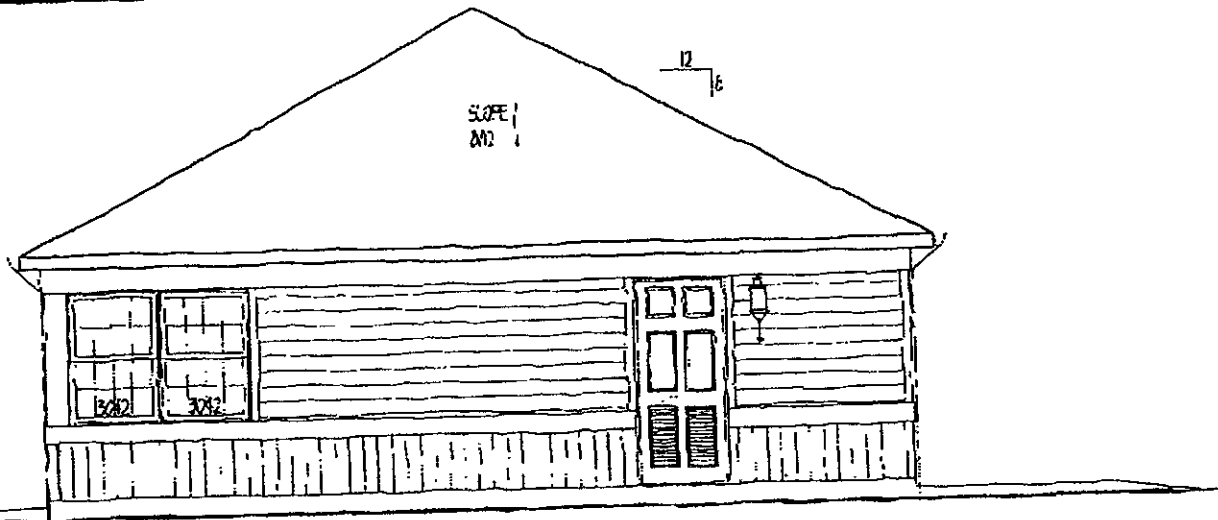


REAR ELEVATION

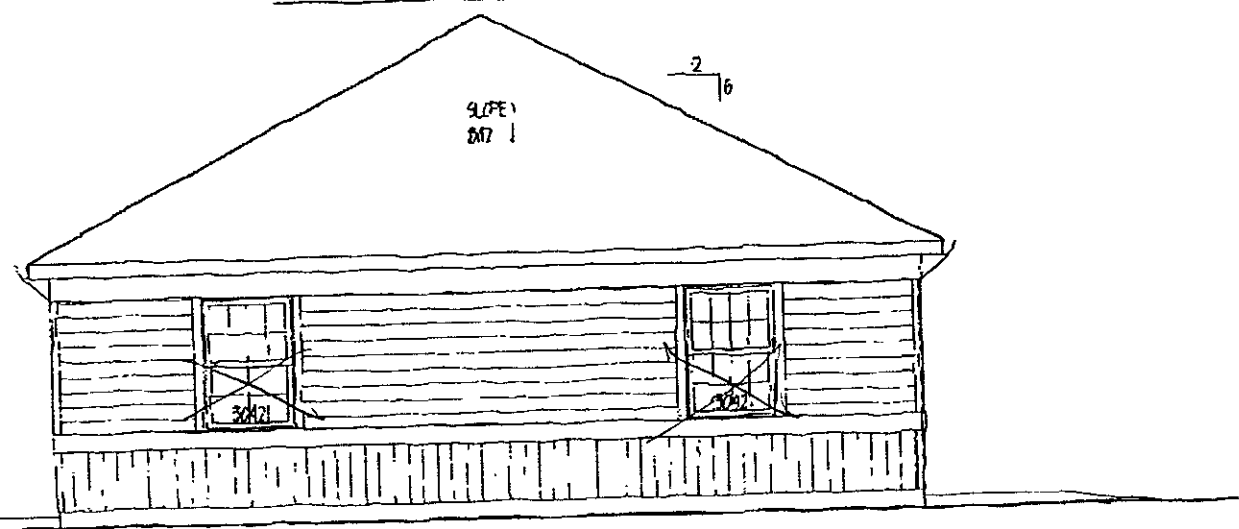
PA 24
13
2/30/02

BEACHWOOD BATH HOUSE

dw taylor
ASSOCIATES INC
ARCHITECT



LEFT SIDE ELEVATION

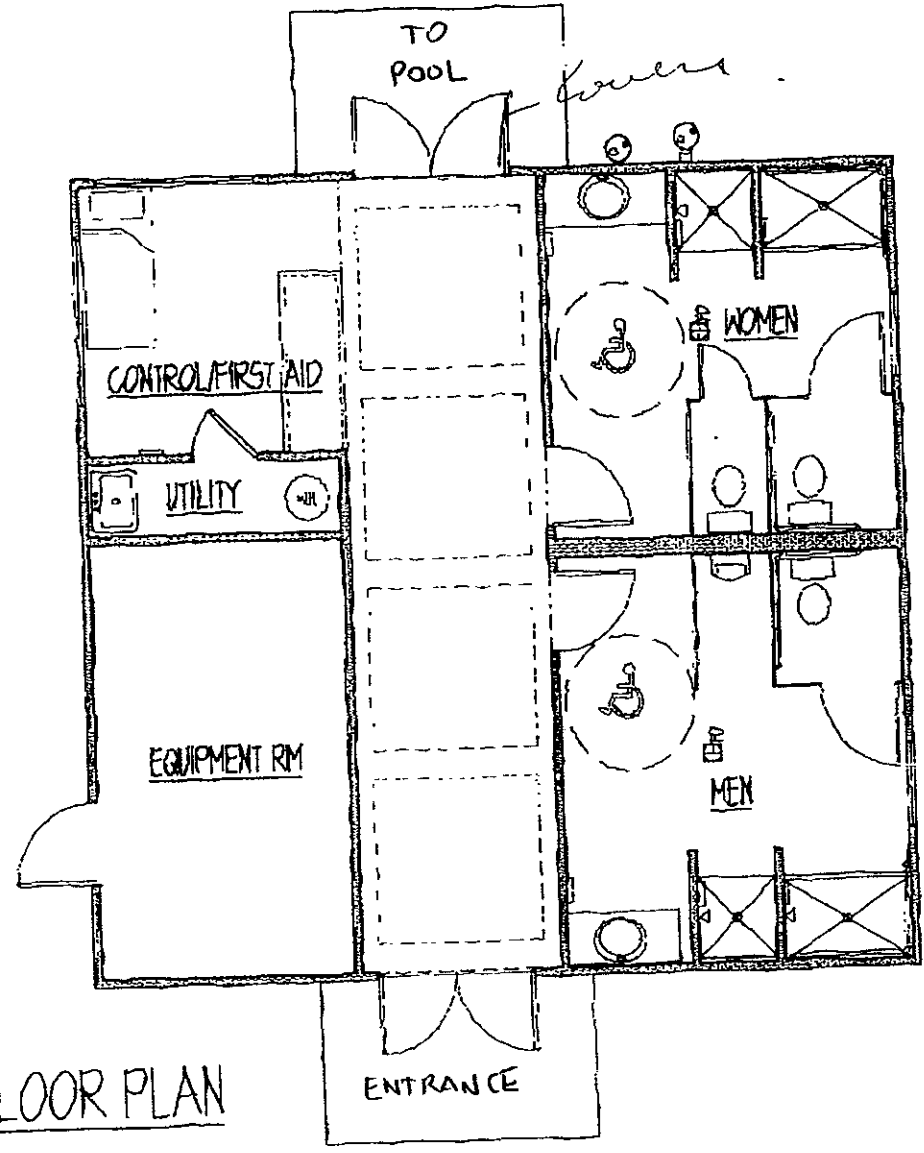


RIGHT SIDE ELEVATION

BEACHWOOD BATH HOUSE

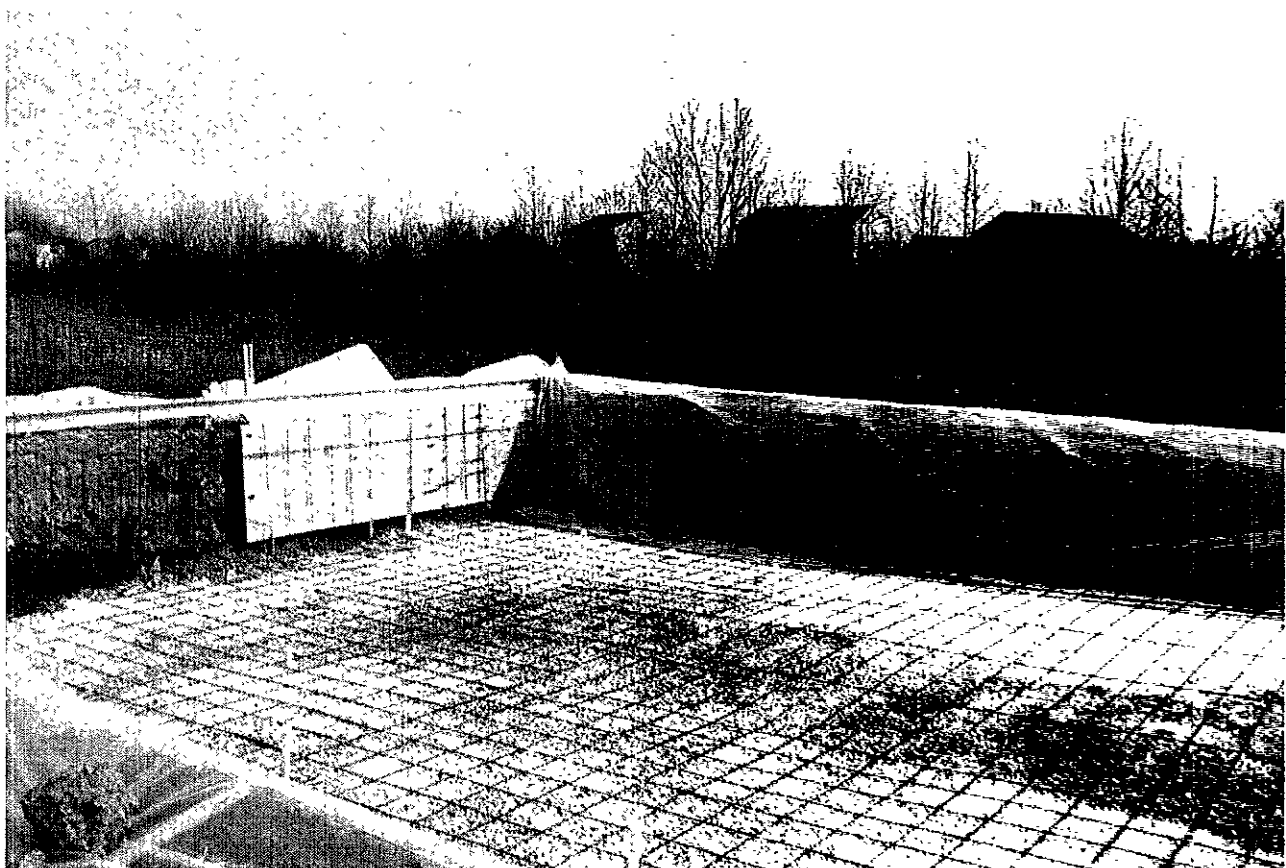
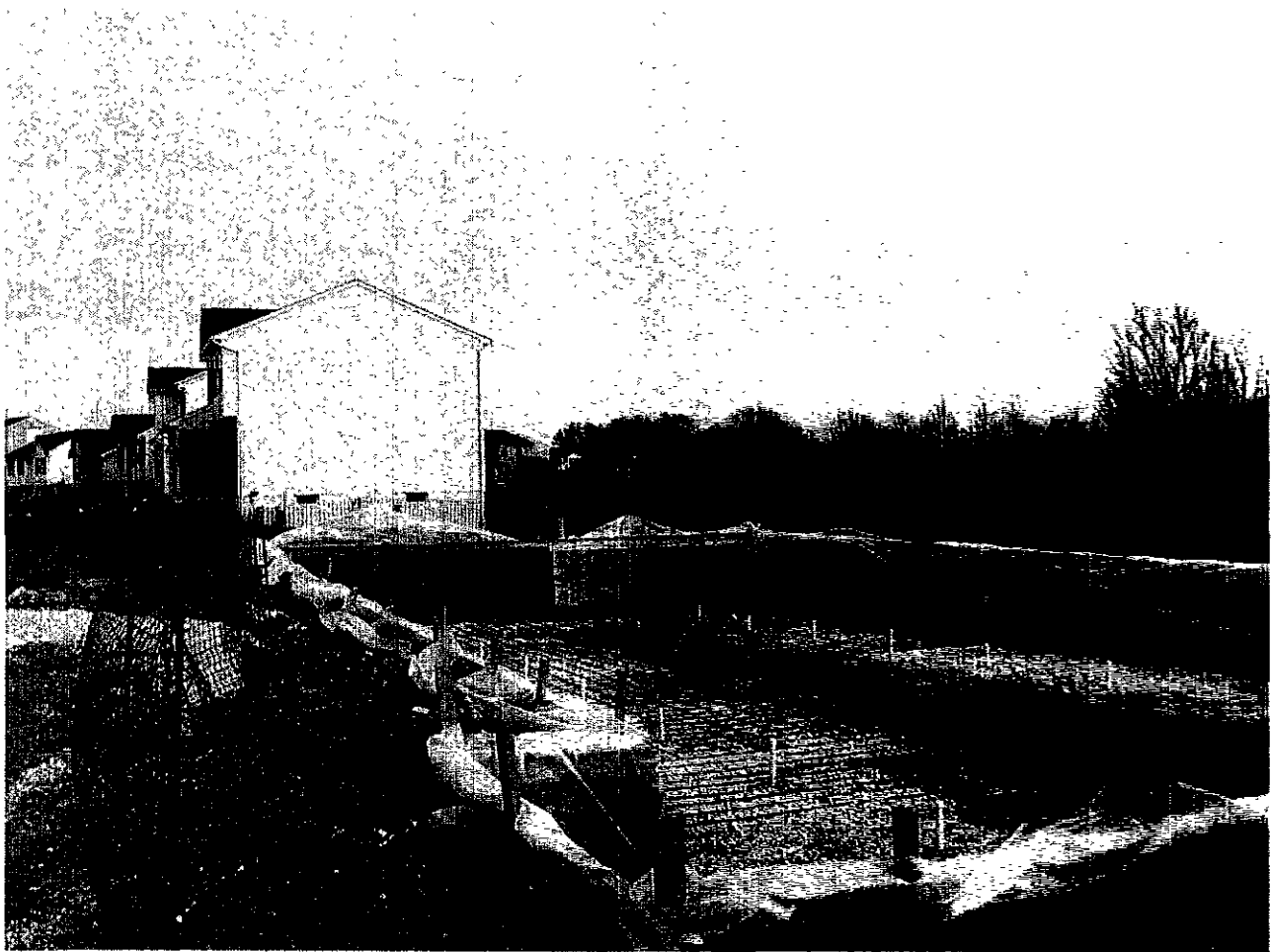
dw taylor
associates inc
ARCHITECT

FLOOR PLAN



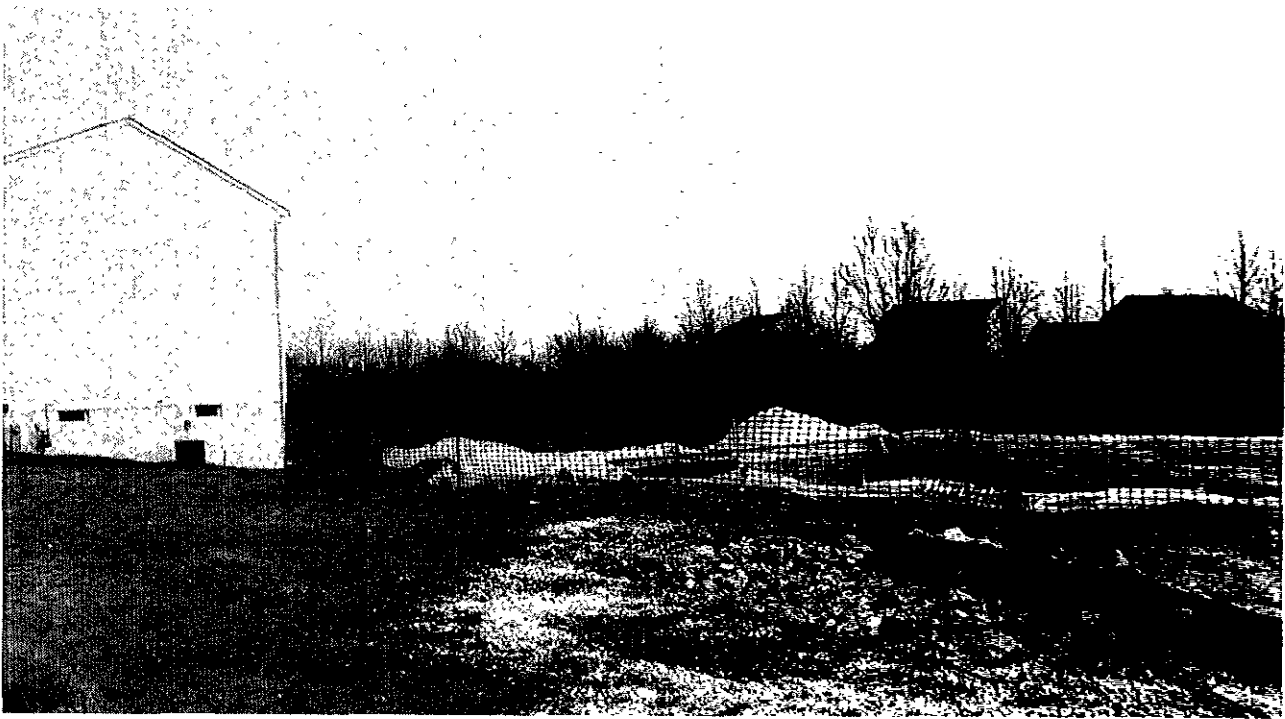
dw taylor
associates, inc
ARCHITECT

BEACHWOOD BATH HOUSE



Pl 1
A

#400



Part 1
1

#400

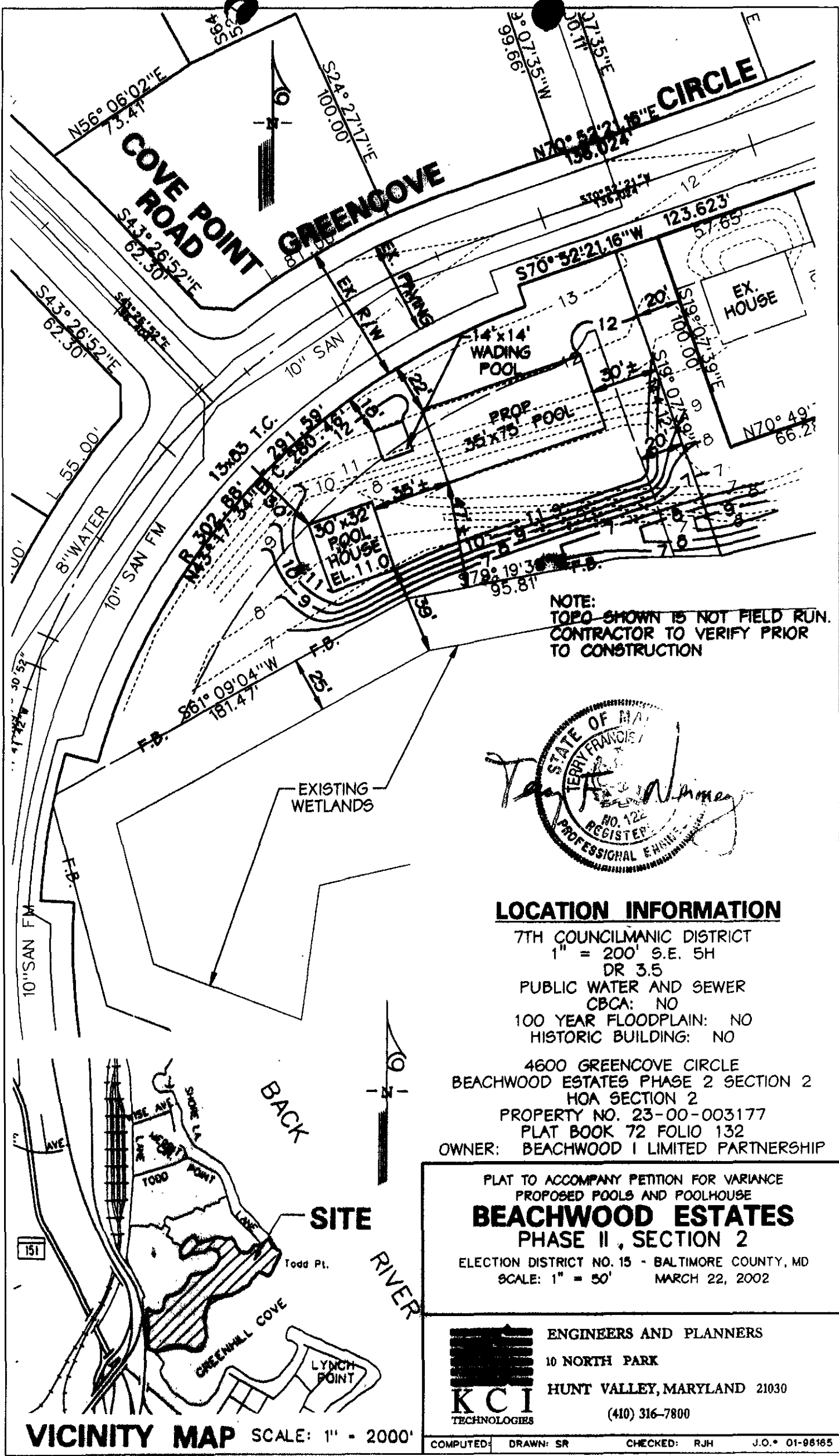


RTV
C

#400



Pet
47
#100



NOTE:
TOPO SHOWN IS NOT FIELD RUN.
CONTRACTOR TO VERIFY PRIOR
TO CONSTRUCTION



LOCATION INFORMATION

7TH COUNCILMANIC DISTRICT
1" = 200' S.E. 5H
DR 3.5
PUBLIC WATER AND SEWER
CBCA: NO
100 YEAR FLOODPLAIN: NO
HISTORIC BUILDING: NO
4600 GREENCOVE CIRCLE
BEACHWOOD ESTATES PHASE 2 SECTION 2
HOA SECTION 2
PROPERTY NO. 23-00-003177
PLAT BOOK 72 FOLIO 132
OWNER: BEACHWOOD I LIMITED PARTNERSHIP

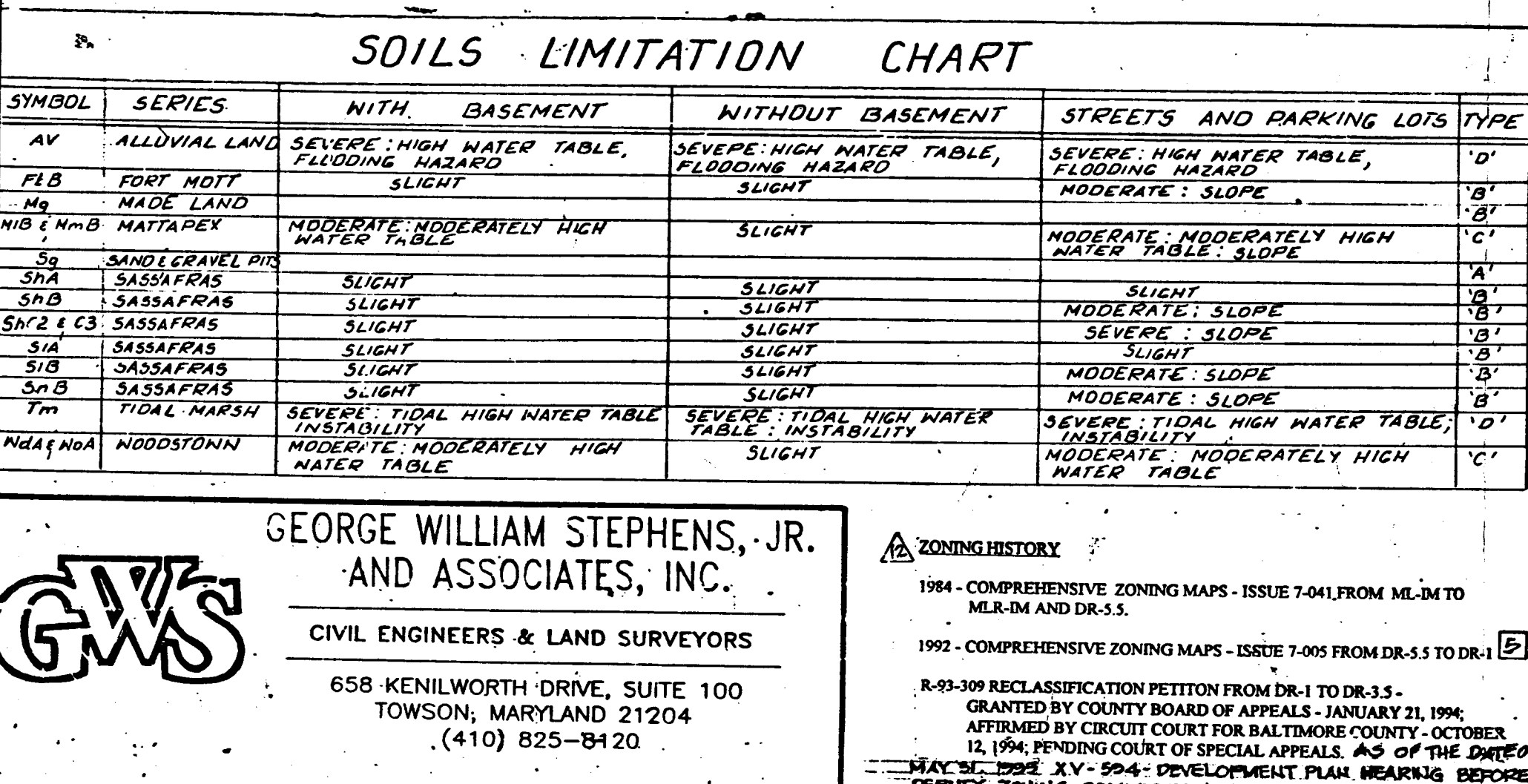
PLAT TO ACCOMPANY PETITION FOR VARIANCE
PROPOSED POOLS AND POOLHOUSE
BEACHWOOD ESTATES
PHASE II, SECTION 2

ELECTION DISTRICT NO. 15 - BALTIMORE COUNTY, MD
SCALE: 1" = 50' MARCH 22, 2002



ENGINEERS AND PLANNERS
10 NORTH PARK
HUNT VALLEY, MARYLAND 21030
(410) 316-7800

VICINITY MAP SCALE: 1" = 2000'



Local Open Space Type		Acres	Lot Number	Area Within C.B.C.A.	X.O.5	Prop. Impervious Area Within C.B.C.A.
Active Open Space		2.84	151	200	101	NONE
100 Year Flood Plain			163	502	281	NONE
Forest Buffer			164	2585	1293	375
Arterial Arrows		25.42	165	1800	1800	4620
Trails and Connections			184	7400	3700	179
Other High-Quality Space		0.1	185	3980	1900	1260
Total Impervious Area			186	3280	1640	700
Proposed Ownership (Boltz, G. & H. P.)		68.60	421	1000	NONE	NONE
			476	18000	1800	1600
			870	2000	1000	1000
			474	19500	2750	NONE
			475	1800	1800	NONE
			515	1000	700	NONE
			516	4657	2329	150
			517	1000	1000	1000
			518	5340	2670	1000
			519	300	100	NONE
			520	3684	1842	1040
			529	6175	3088	1000
			545	4500	2250	1450
						14,700 SF ±
						-0.34 AC ±

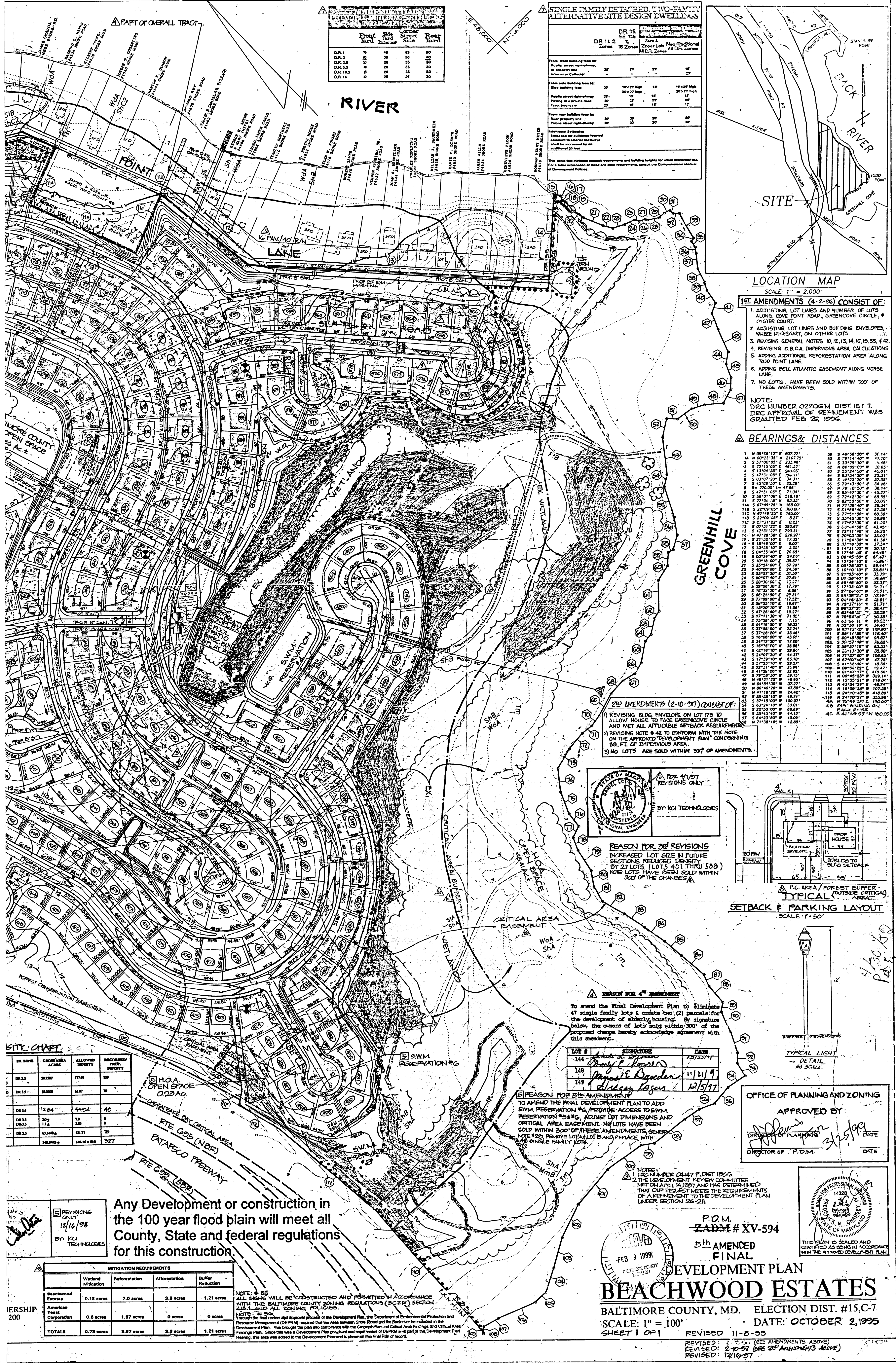
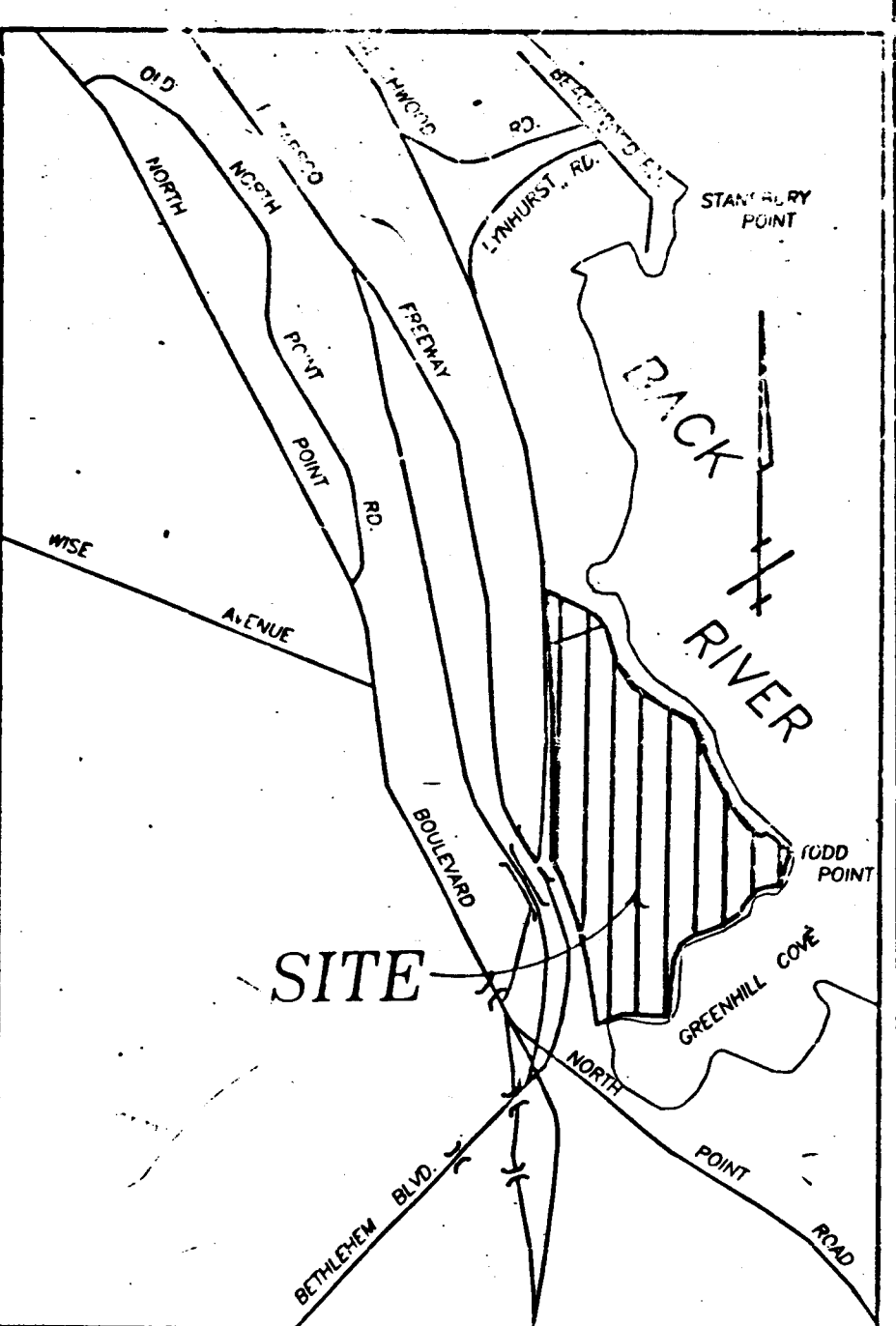


TABLE 1: LOT DIMENSIONS

Lot	Front	Side	Back
D.R. 1	40	40	40
D.R. 2	40	40	40
D.R. 3	40	40	40
D.R. 4	40	40	40
D.R. 5	40	40	40
D.R. 6	40	40	40
D.R. 7	40	40	40
D.R. 8	40	40	40
D.R. 9	40	40	40
D.R. 10	40	40	40

TABLE 2: SETBACKS

Setback	Front	Side	Back
From front building line	25	25	25
From side building line	25	25	25
From rear building line	25	25	25
From rear property line	25	25	25
From rear building line	25	25	25
From rear property line	25	25	25



LOCATION MAP

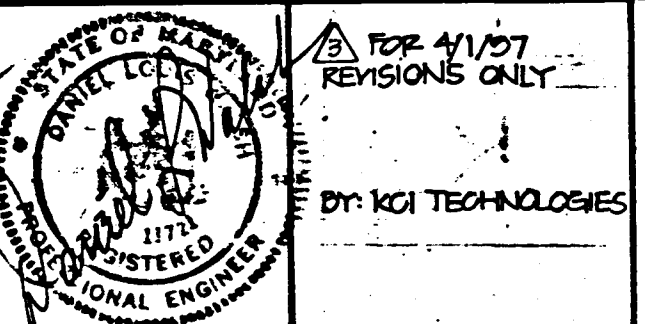
SCALE: 1" = 2,000'

- 1ST AMENDMENTS (4-2-96) CONSIST OF:
- ADJUSTING LOT LINES AND NUMBER OF LOTS ALONG COVE POINT ROAD, GREENHILL COVE, & OYSTER COURT.
 - ADJUSTING LOT LINES AND BUILDING ENVELOPES WHERE NECESSARY ON OTHER LOTS.
 - REVISING GENERAL NOTES 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
 - REVISING C.B.C.A. IMPERVIOUS AREA CALCULATIONS.
 - ADDING ADDITIONAL REFORESTATION AREA ALONG TODD POINT LANE.
 - ADDING BELL ATLANTIC EASEMENT ALONG MORSE LANE.
 - NO LOTS HAVE BEEN SOLD WITHIN 300' OF THESE AMENDMENTS.
- NOTE: DRC NUMBER 02206M DIST 15-C-7. DRC APPROVAL OF REFINEMENT WAS GRANTED FEB. 22, 1996.

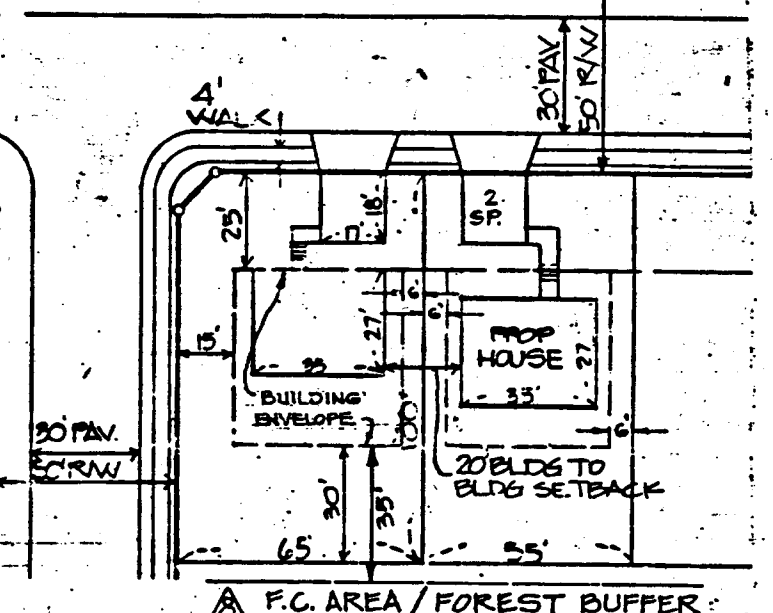
BEARINGS & DISTANCES

1. N 08°55'12" E 607.22'	38. S 48°58'50" W 36.14'
2. N 00°52'35" E 1107.71'	39. S 79°14'11" W 10.72'
3. S 37°00'03" E 233.84'	40. S 33°29'30" W 19.48'
4. S 71°10'45" E 340.37'	41. S 88°09'03" W 20.65'
5. S 71°10'45" E 340.37'	42. S 88°09'03" W 20.65'
6. S 71°10'45" E 340.37'	43. S 88°09'03" W 20.65'
7. S 71°10'45" E 340.37'	44. S 88°09'03" W 20.65'
8. S 71°10'45" E 340.37'	45. S 88°09'03" W 20.65'
9. S 71°10'45" E 340.37'	46. S 88°09'03" W 20.65'
10. S 71°10'45" E 340.37'	47. S 88°09'03" W 20.65'
11. S 71°10'45" E 340.37'	48. S 88°09'03" W 20.65'
12. S 71°10'45" E 340.37'	49. S 88°09'03" W 20.65'
13. S 71°10'45" E 340.37'	50. S 88°09'03" W 20.65'
14. S 71°10'45" E 340.37'	51. S 88°09'03" W 20.65'
15. S 71°10'45" E 340.37'	52. S 88°09'03" W 20.65'
16. S 71°10'45" E 340.37'	53. S 88°09'03" W 20.65'
17. S 71°10'45" E 340.37'	54. S 88°09'03" W 20.65'
18. S 71°10'45" E 340.37'	55. S 88°09'03" W 20.65'
19. S 71°10'45" E 340.37'	56. S 88°09'03" W 20.65'
20. S 71°10'45" E 340.37'	57. S 88°09'03" W 20.65'
21. S 71°10'45" E 340.37'	58. S 88°09'03" W 20.65'
22. S 71°10'45" E 340.37'	59. S 88°09'03" W 20.65'
23. S 71°10'45" E 340.37'	60. S 88°09'03" W 20.65'
24. S 71°10'45" E 340.37'	61. S 88°09'03" W 20.65'
25. S 71°10'45" E 340.37'	62. S 88°09'03" W 20.65'
26. S 71°10'45" E 340.37'	63. S 88°09'03" W 20.65'
27. S 71°10'45" E 340.37'	64. S 88°09'03" W 20.65'
28. S 71°10'45" E 340.37'	65. S 88°09'03" W 20.65'
29. S 71°10'45" E 340.37'	66. S 88°09'03" W 20.65'
30. S 71°10'45" E 340.37'	67. S 88°09'03" W 20.65'
31. S 71°10'45" E 340.37'	68. S 88°09'03" W 20.65'
32. S 71°10'45" E 340.37'	69. S 88°09'03" W 20.65'
33. S 71°10'45" E 340.37'	70. S 88°09'03" W 20.65'
34. S 71°10'45" E 340.37'	71. S 88°09'03" W 20.65'
35. S 71°10'45" E 340.37'	72. S 88°09'03" W 20.65'
36. S 71°10'45" E 340.37'	73. S 88°09'03" W 20.65'
37. S 71°10'45" E 340.37'	74. S 88°09'03" W 20.65'
38. S 71°10'45" E 340.37'	75. S 88°09'03" W 20.65'
39. S 71°10'45" E 340.37'	76. S 88°09'03" W 20.65'
40. S 71°10'45" E 340.37'	77. S 88°09'03" W 20.65'
41. S 71°10'45" E 340.37'	78. S 88°09'03" W 20.65'
42. S 71°10'45" E 340.37'	79. S 88°09'03" W 20.65'
43. S 71°10'45" E 340.37'	80. S 88°09'03" W 20.65'
44. S 71°10'45" E 340.37'	81. S 88°09'03" W 20.65'
45. S 71°10'45" E 340.37'	82. S 88°09'03" W 20.65'
46. S 71°10'45" E 340.37'	83. S 88°09'03" W 20.65'
47. S 71°10'45" E 340.37'	84. S 88°09'03" W 20.65'
48. S 71°10'45" E 340.37'	85. S 88°09'03" W 20.65'
49. S 71°10'45" E 340.37'	86. S 88°09'03" W 20.65'
50. S 71°10'45" E 340.37'	87. S 88°09'03" W 20.65'
51. S 71°10'45" E 340.37'	88. S 88°09'03" W 20.65'
52. S 71°10'45" E 340.37'	89. S 88°09'03" W 20.65'
53. S 71°10'45" E 340.37'	90. S 88°09'03" W 20.65'
54. S 71°10'45" E 340.37'	91. S 88°09'03" W 20.65'
55. S 71°10'45" E 340.37'	92. S 88°09'03" W 20.65'
56. S 71°10'45" E 340.37'	93. S 88°09'03" W 20.65'
57. S 71°10'45" E 340.37'	94. S 88°09'03" W 20.65'
58. S 71°10'45" E 340.37'	95. S 88°09'03" W 20.65'
59. S 71°10'45" E 340.37'	96. S 88°09'03" W 20.65'
60. S 71°10'45" E 340.37'	97. S 88°09'03" W 20.65'
61. S 71°10'45" E 340.37'	98. S 88°09'03" W 20.65'
62. S 71°10'45" E 340.37'	99. S 88°09'03" W 20.65'
63. S 71°10'45" E 340.37'	100. S 88°09'03" W 20.65'

- 2ND AMENDMENTS (2-10-97) CONSIST OF:
- REVISING BLDG. ENVELOPE ON LOT 179 TO ALLOW HOUSE TO FACE GREENHILL COVE AND MET ALL APPLICABLE SETBACK REQUIREMENTS.
 - REVISING NOTE # 42 TO CONFORM WITH THE NOTE ON THE APPROVED DEVELOPMENT PLAN CONCERNING 50. FT. OF IMPERVIOUS AREA.
 - NO LOTS ARE SOLD WITHIN 300' OF AMENDMENTS.



REASON FOR 3RD REVISIONS
INCREASED LOT SIZE IN FUTURE SECTIONS REDUCED DENSITY BY 27 LOTS (LOTS 40-1 THRU 508)
NOTE: LOTS HAVE BEEN SOLD WITHIN 300' OF THE CHANGES



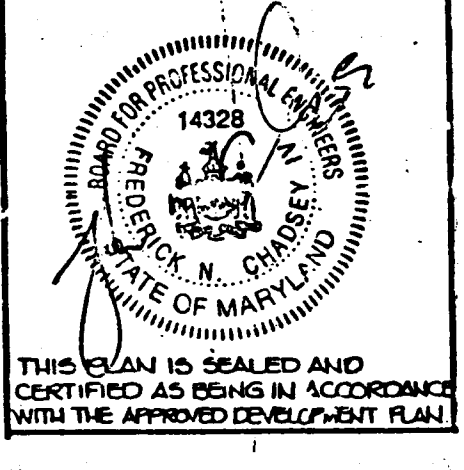
TYPICAL SETBACK & PARKING LAYOUT
SCALE: 1" = 50'

REASON FOR 4TH AMENDMENT
To amend the Final Development Plan to eliminate 47 single family lots & create two (2) parcels for the development of elderly housing. By signature below, the owners of lots sold within 300' of the proposed change hereby acknowledge agreement with this amendment.

LOT #	SIGNATURE	DATE
144	James E. Brown	11/21/97
148	James E. Brown	11/21/97
149	James E. Brown	11/21/97

REASON FOR 5TH AMENDMENT
TO AMEND THE FINAL DEVELOPMENT PLAN TO ADD SWM RESERVATION #54, PROVIDE ACCESS TO SWM RESERVATION #54, ADJUST LOT DIMENSIONS AND CRITICAL AREA EASEMENT. NO LOTS HAVE BEEN SOLD WITHIN 300' OF THESE AMENDMENTS. GENERAL NOTE: REMOVE LOT 149 & REPLACE WITH TWO SINGLE FAMILY LOTS.

OFFICE OF PLANNING AND ZONING
APPROVED BY: [Signature]
DIRECTOR OF PLANNING
DATE: 3/25/99



P.D.M. # XV-594
5th AMENDED
FINAL
DEVELOPMENT PLAN

BEACHWOOD ESTATES

BAaltimore COUNTY, MD. ELECTION DIST. #15-C-7
SCALE: 1" = 100' DATE: OCTOBER 2, 1995
SHEET 1 OF 1

REVISED 11-8-95
REVISED 3-2-97 (SEE AMENDMENTS ABOVE)
REVISED 2-10-97 (SEE 2ND AMENDMENTS ABOVE)
REVISED 12/16/97

CITY CHART

LOT #	OWNER	ALLOWED DENSITY	RECOMMENDED DENSITY
DR 15	20,787	17.39	19
DR 15	18,008	6.97	79
DR 15	12,84	44.54	40
DR 15	112	79	9
DR 15	63,448	22.71	70
DR 15	18,940	22.71	227

Any Development or construction in the 100 year flood plain will meet all County, State and federal regulations for this construction.

REVISIONS ONLY
12/16/98
BY: KCI TECHNOLOGIES

MITIGATION REQUIREMENTS

	Wetland Mitigation	Reforestation	Afforestation	Buffer Reduction
Beachwood Estates	0.18 acres	7.0 acres	3.9 acres	1.21 acres
American Farm Corporation	0.6 acres	1.67 acres	0 acres	0 acres
TOTALS	0.78 acres	8.67 acres	3.9 acres	1.21 acres

NOTES: # 55
ALL SIGNS WILL BE CONSTRUCTED AND PERMITTED IN ACCORDANCE WITH THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR) SECTION 415.1 AND ALL ZONING POLICIES.
NOTE: # 56
Through the final review and approval process of the Development Plan, the Department of Environmental Protection and Resource Management (DEPRM) requires that the Area between Stone Road and the Back River be included in the Development Plan. This brought the plan into compliance with the Concept Plan and Critical Area Findings and Critical Area Findings Plan. Since this was a Development Plan project and not a rezoning of DEPRM and was part of the Development Plan, this area was added to the Development Plan and is shown in the Final Plan of record.

